

## **PROPOSAL SUMMARY**

### **PITTSBURG-CONTRA COSTA COUNTY JOBS OPPORTUNITY ZONE**

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#### **LOCAL INCENTIVES**

The following represents local incentives that the proposed Jobs Opportunity Zone is eligible for:

- Enterprise Zone benefits
- Fee waivers for EIR review, planning, engineering and building plan checks
- Small Business Development Revolving Loan Funds (Pittsburg Redevelopment Agency)
- Streamlining of permitting procedures (Contra Costa Community Development Department)
- Reduced fees for land use applications (Contra Costa County Redevelopment Agency)
- Micro-enterprise and Small Business Revolving Loan Funds (Contra Costa County Community Development Department)
- Reduction or deferment of development fees

#### **ZONE CHARACTERISTICS**

The proposed Jobs Opportunity Zone includes five hundred (500) acres of non-contiguous developable land within the county's established Urban Limit Line, the area in which further development is permitted. The areas are either currently designated as commercial, mixed-use, or industrial in the General Plan or proposed for commercial or mixed-use in the Pittsburg/Bay Point BART Station Area Specific Plan. In all cases, these designations have been set or proposed to be compatible with neighboring residential uses.

Potential barriers to the completion of development in the proposed Zone are economic uncertainty, cost of capital investment, the lack of a lengthy track record of prosperity for the sub-region, highway and transit deficiencies, and pressure to build new homes in land identified for the Zone.

#### **EXISTING JOBS/HOUSING IMBALANCE**

Pittsburg has a jobs/housing ratio of .69, while Bay Point has a ratio of .11. The jobs/housing imbalance in Pittsburg has transformed the city into a bedroom community where most people work at least a half-hour drive from home. This has resulted in lost family time, the loss of day-time sales tax dollars, and a reduction in community engagement as residents who commute elsewhere to work have less inclination to get involved locally. Additionally, the heavy daily commute traffic increases air pollution and contributes to the premature deterioration of local roadways.

#### **DEVELOPMENT PROPOSAL**

The proposed Jobs Opportunity Zone will focus on commercial, office, and light industrial development with some warehouse and distribution facilities. Some residential development is expected near the Pittsburg-Bay Point BART station.

The area is accessible via public transportation, which includes the BART system and Tri-Delta Transit. Project proponents are also proposing to upgrade pedestrian and bicycle routes in the plan area.

#### **JOBS IMPACT**

The proposed Zone would provide 800,000 to 1.4 million square feet of office space along with new light industrial businesses.

### **EXISTING COMMITMENTS**

Both the City of Pittsburg and Contra Costa County have begun infrastructure improvements in the plan area. Some infrastructure projects have been completed for individual sections of the proposed Zone as part of the area Capital Improvement Plan. Examples of some of the completed improvements include:

- Installation and widening of sidewalks;
- Drainage improvements;
- Expansion of sewer and water capacity;
- Traffic signalization improvements.

The City of Pittsburg and the Pittsburg Redevelopment Agency are negotiating with Davis & Associates regarding development of an underutilized industrial parcel that is part of the proposed Jobs Opportunity Zone.

### **EXPERIENCE WITH SIMILAR PROGRAMS**

The City of Pittsburg and Pittsburg Redevelopment Agency have operated and administered a state Enterprise Zone since 1988. The Redevelopment Agency has experience managing job creation and infrastructure improvement projects. Fiscal assistance was provided to projects through the Redevelopment Agency's use of tax increment financing, loans, and direct financing.

The development experience of individuals involved in the project includes a variety of skills. Garrett Evans, Pittsburg's Economic Development Director, has been an analyst for the city since 1997. Brad Nail, Economic Development Coordinator, has had a long career in business and politics. Jim Kennedy, the Redevelopment Director of Contra Costa County has overseen development in five redevelopment project areas in the county. Maureen Toms, Redevelopment Project Area Manager for Bay Point, has worked in both the Public Works Department and the Community Development Department. She has also been the lead staff person working on the Pittsburg/Bay Point BART Station Area Specific Plan and is currently finishing up the P-1 rezoning program for Bay Point.